

A meeting of the Town of Hanson Planning Board was held on April 25, 2016 at the Hanson Town Hall, 542 Liberty Street, Hanson, MA. Members present were Chairman Donald Ellis, Joseph Weeks, Joseph Gamache, John Kemmett and Stephen Regan. Town Planner/Conservation Agent Laurie Muncy was also present.

By motion made and seconded, the meeting was called to order at 7:00 PM.

A meeting to discuss the **Brookside Estates** subdivision was called to order. Donald Shute and Mike Watson of Coastal Heritage Bank were present for the discussion. Donald Ellis opened the discussion with a list of work that was to be completed on site. The following items need to be addressed by the developer; catch basin cleaning, runoff of silt from the property, transition stones at the catch basins need to be addressed, silt in the detention basins, water accumulating/retaining in the basins, and electrical hookup to Mr. Barakat's site from the subdivision. Mr. Shute indicated that he had a private agreement with Mr. Barakat to allow him to connect the electricity through his development.

Mr. Shute stated that Mr. Barakat promised that he would take care of the silt leaving his property. Mr. Watson asked if Mr. Shute had the authority to ask Mr. Barakat to remove the silt. Under the special permit from the ZBA Mr. Barakat is required to do some plantings to stabilize the slope. Joe Gamache asked when the last time he took a peek in the catch basins, 2008? Mr. Shute indicated that he did not know. Joe Gamache stated that the plan has a note that requires Mr. Shute to maintain the basins and it appears that Mr. Shute has failed to do so. Donald Shute stated that Ed Johnson was supposed to have everything constructed by October but he has 5 lots left to seed one left to loam. There is one house that he did not build. Mr. Shute was advised to get the loam and seed completed prior to cleaning the catch basins so he would not have to do it multiple times.

Donald Ellis asked, "What is your schedule as far as finishing? Have you noticed that some of the transition stones on the catch basins are in some of the driveways?" Mr. Shute stated that Warren Bush will start paving the road and sidewalk. Donald Ellis stated that Mr. Shute should complete some of these items prior to the pavement installation. Mr. Ellis asked Mr. Shute to please look at the photographs taken during the last two site inspections so that you understand what the Planning Board concerns are. Donald Shute was provided a copy of the photographs to review.

A report was received from PMP Associates. The report is dated July 15, 2015 so there are concerns that the wrong report was submitted. Laurie texted Patrick of P.M.P. and asked if he sent the wrong report by mistake.

Mike Watson stated that Mr. Shute is supposed to have everything done by May 15th including paving and sidewalks. That is what the bank wants, not that we can schedule it. Joe Gamache stated that he doesn't want to see any sidewalk work done until the slope stone and the vertical curbing are addressed – we want all dive stones. There are too many located too close to the driveways.

The catch basins need to be thoroughly cleaned and maintained to ensure that all water is discharged within 48 hours from the detention basins. It is time to catch up on the maintenance of the site. Stephen Regan stated that this is like a broken record; we keep going over the same issues, talking with you about what has to be done. Joseph Gamache stated that the asphalt around the basin out near the road at the lower entrance needs to be excavated out. There is a lot of water from Main Street going into the catch basin. The water from the town road, needs to stay on the town roads. Mr. Shute was

advised to shoot and verify the grading of the road before the installation of any pavement. All of the water from Meadowbrook is traveling down Main Street and going into your drainage system. The roadway is broken at the entrance of the site due to the excessive water. The westerly entrance shows the crumbling pavement. When they shot the grades, something was too low. It might be able to be corrected with asphalt but you need a good paver. You might need to raise the catch basin up.

Joseph Gamache suggested that Mr. Shute replace the granite stone at the catch basins and install a dive stone. All the end treatments should be constructed with five foot dive stones. Mike Watson stated that he was hoping we could get a construction schedule tonight – does Mr. Shute have to have these cut? Will this result in a five week construction delay? Joseph Gamache stated that the granite is in stock and most guys in the trade know how to make it work. Donald Shute said that we went through the granite last fall. Joseph Gamache stated that there are three driveways there that need removal of the stone. They go from slope to vertical curbing, if you are going to replace three you will have mismatched stones. Let's do it right as it should have been done. On the radius at the intersection there are both types of stones at one intersection.

Joseph Gamache stated that the catch basins need to be cleaned before the forebay and the pond. Donald Ellis added that the silt barrier is ripped and the silt is getting by. We went there last year and said that the basins need to be cleaned, which still hasn't been completed.

Donald Ellis stated that the Board needs a construction schedule so that we can arrange for the review engineer to be on site during construction. The Board asked about the tree planting. Donald Shute stated that there are two species of trees. The trees that did not survive the winter will be replaced.

Joseph Gamache told Mr. Shute to ask if the paver is set up for a monolithic berm, we don't want the berm to get torn out if it's not constructed properly. You are going to have an issue with the property owners when you start pulling the driveways out due to them not being constructed as required under the Americans with Disabilities Act.

Construction items that need to be addressed:

1. Cleanouts –
 - a. clean the catch basins;
 - b. complete street sweeping;
 - c. clean the detention basins and fore bays to remove the siltation;
 - d. install a barrier (hay bales or silt cloth) to keep silt from entering the basins from the individual lots.
2. Replace the granite curbing at the basins with 5 foot transition stones
3. Tree planting – ensure the trees survived the winter, replace the trees that died
4. Light post – 6 street lights
5. Sidewalk – don't grade until you address the driveway aprons to ensure they are ADA compliant, make sure you use 8" of compacted gravel, install asphalt in 2 courses.
6. Slope issue on abutting property
7. Top course of pavement installed on the roadway:
 - a. Ensure that the tack coat is installed prior to top course. Mass highway requires a tack course; all binder gets tacked with a glue or emulsion prior to the top course.
 - b. Monolithic pour of the Cape Cod berms

- c. Make sure our engineers review the temperature of the asphalt when it is laid to ensure it is within tolerance.
 - d. Make sure that the engineer representing the town is on site to review the compaction with a nuclear meter for the top course of pavement.
- 8. Westerly entrance – figure out where the drainage from Main Street is originating from and how to divert it away from the drainage system of the subdivision.
 - a. Town street drainage should not be getting into the drainage system. Let the Planning office know when you are on site with your engineer so that we can also have our engineer present.
- 9. Castings on the structures need to be adjusted prior to paving – if they use cement bricks or landscaper bricks they will be required to be removed;
 - a. block behind the throat stones so the gravel does not wash in.
- 10. Water residential curb stops need to be located, brought up to finish grade, perhaps painted to identify where they are.
- 11. Review cul-de-sac for landscape plans – see if they are required on the details.

Mike Watson asked Mr. Shute what would be a realistic timeframe for the completion of work. Donald Shute indicated that the list represents approximately two months of work. Joseph Gamache stated that he would be lucky to get Aggregate scheduled to work that quick. Mike Watson asked Ms. Muncy to make sure if there are any concerns, that Mr. Watson is informed immediately so that he can completely oversee the project. Mr. Watson stated that he has confidence that Mr. Shute will do what you want in the time frame that you are asking.

Joseph Gamache asked if all the hoods are installed in the catch basins. Donald Ellis said that the review engineer should be notified when there is work being conducted. Mike Watson asked if the review engineer would provide an updated report with a list of what has been performed as it relates to the tri-party agreement so that the bank can adjust the surety held under the agreement accordingly. Ms. Muncy indicated that she would ask Patrick to provide a revised list.

Joseph Gamache asked Mr. Shute to ensure that the tack coat is installed prior to top course. Mass highway requires tack course, all binder gets tacked with a glue or emulsion prior to the top course. Joseph Weeks stated, “It irritates me when I can’t get the developer to attend a meeting or stand us up. We take time out of our life to review the site, when we ask you to attend, do so. When we ask you to do work, get it done correctly or we will require it to be torn out and replaced. Make sure everything gets done as this is the expectation that if something does not get done, it will be ripped out and done again.”

Stephen Regan stated, “It falls on you to correct the issues with Barakat silting the roadway. This did not have to happen.” Joseph Gamache stated that the driveways not being ADA compliant will cause problems with the property owners who have paved driveways that might need to be replaced with a compliant sloping.

The Board will hold a meeting on May 16 so that Mr. Shute will be able to provide a status update regarding the aforementioned punch list. That will be a special meeting night so that we will still have Planning Board member Joe Gamache prior to his term ending.

Mr. Shute indicated that there is a homeowners association established where the residents pay \$41 month for catch basin cleaning and snow plowing. It does not appear that the basins have been cleaned at all. Joseph Gamache stated that the plan dictates how the site will be constructed, whether there is a homeowners association or not. ADA requires 2% slope or less. The cross slopes are not more than 2% from the crown.

The discussion ended at 8:13 PM.

The Board signed the mileage invoices.

The Board reviewed the proposed Complete Streets policy. John Kemmett had questions regarding the last page which reads: "The Town will train pertinent town staff on the content of Complete Streets principles and best practices for implementing policy." His question is "who is this staff, they should be identified." Donald Ellis stated that the sentence has to be broad because the town staff could change. John Kemmett would prefer that the responsible staff be identified by title, (i.e. Highway Surveyor, Town Planner). Joseph Weeks recommended that the positions be identified as follows: Highway Surveyor, Planning Board, ADA Agent and other pertinent town staff. After some discussion, Joseph Weeks made a motion to recommend the policy with an amendment page 4 to read, "The Town will train the Highway Surveyor, Town Planner, ADA Agent and other pertinent town staff on the content of Complete Streets principles and best practices for implementing policy and forward this policy amendment to the Selectmen for approval. Joseph Gamache seconded the motion. The motion passed unanimously and the revised policy will be submitted.

Joseph Weeks made a motion to accept the minutes of 02/22/16 as typed. Stephen Regan seconded the motion. The motion passed unanimously. Joseph Weeks made a motion to accept the minutes of 03/21/16 as typed. Stephen Regan seconded the motion. The motion passed unanimously. Joseph Weeks made a motion to accept the minutes of 04/11/16 as typed. Joseph Gamache seconded the motion. The motion passed unanimously. Joseph Weeks made a motion to accept the minutes of 04/19/16 as typed. John Kemmett seconded. The motion passed unanimously.

By motion made and seconded, the meeting adjourned at 8:53 PM

Respectfully submitted,

Laurie Muncy

Town Planner/Conservation Agent